Through Life Support for Building Services Systems

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Abstract
Building services systems create a comfortable working environment, but needs maintenance throughout their useful life. Provision of building services account for about 50% of the capital cost of a building project. The running cost and whole life cycle costs (LCC) are not considered properly for existing systems. Future systems need to identify and address the cost drivers proactively. Integrated Logistic Support (ILS) is a discipline that facilitates cost drivers being proactively identified aimed at minimising LCC. The use of ILS within a through life business model framework (TLBM) developed specifically for the building services sector, will reduce or eliminate deficiencies experienced from inadequate design and planning processes, while taking into consideration operation and maintenance issues.